

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLANDBILL NO. 77-27 (as amended)Introduced by Councilman SpryLegislative Day No. 77-7 Date: March 1, 1977

AN EMERGENCY ACT to repeal the Master Plan for Harford County, Maryland, as adopted by the Planning and Zoning Commission on February 18, 20 and 25, 1969; to enact and adopt by reference a new Master Plan to stand in lieu of the repealed Plan; to provide that the new Master Plan be added to the Harford County Code by reference as Article 1 of Chapter 25 of said Code; to provide for the adoption of a Master Plan in accordance with Section 701 of the Charter of Harford County, Maryland; and to further provide that a copy of said Master Plan, along with all maps and appendixes, is attached to this Act and made a part hereof as though it were fully stated herein.

By the Council, March 1, 1977

Introduced, read first time, ordered posted and public hearing scheduled
on: March 24, 1977
on: March 29, 1977
at: 7:30 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and Notice of time and place
of hearing and Title of Bill having been published according to the
Charter, a public hearing was held on March 24, 1977
and concluded on April 19, 1977.

Angela Markowski, Secretary

1 Section 1. *Be It Enacted By The County Council of Harford County,*
2 *Maryland,* that the Master Plan for Harford County, as adopted
3 by the Planning and Zoning Commission on February 18, 20 and 25,
4 1969, be, and it is hereby repealed along with any maps and
5 appendixes made a part thereof; that the new Master Plan, along
6 with all maps and appendixes attached thereto (a copy of the
7 Plan is attached hereto and made a part of this Act) be, and it
8 is hereby enacted to stand in lieu of the Plan repealed, and that
9 the new Master Plan, be, and it is hereby added as new Article 1,
10 heading, "Master Plan", to Chapter 25, heading, "Zoning", of the
11 Harford County Code, to read as follows:

12 CHAPTER 25. ZONING.

13 ARTICLE 1. MASTER PLAN.

14 Section 25-1.

15 (a) The attached Master Plan, along with all maps and
16 appendixes, is incorporated herein by reference as a part of this
17 Article as though it were fully stated herein, and the Master Plan
18 is hereby declared to be the official Harford County Master Plan.

19 (b) Legal Status of Plan.

20 (1) This Master Plan shall serve as a guide to
21 public and private actions and decisions to insure the development
22 of public and private property in appropriate relationships. The
23 Plan is a basic scheme, generally outlining the planning and
24 zoning objectives in the County and is not considered a final
25 document, but one that is continually subject to modification in
26 light of the actual land use and development in accordance with
27 the implementing documents. HOWEVER, AREAS THAT MAY HAVE AN
28 EXISTING USE CONTRARY TO THE DESIGNATIONS SHOWN IN THIS PLAN
29 ARE RECOGNIZED IN THE FORMULATION OF THIS PLAN HAVING THAT
30 EXISTING USE; AND IT IS THE AFFIRMATIVE DIRECTION OF THIS PLAN
31 THAT THE DESIGNATED LAND USES SHOWN IN THIS PLAN ARE THOSE THAT
32 THE COUNTY HAS AFFIRMATIVELY ADOPTED AS THE APPROPRIATE USES

1 TO WHICH THAT LAND IS TO BE PUT IN THE FUTURE. LANDS,
2 SURROUNDING EXISTING USES THAT ARE DIFFERENT FROM THOSE THAT ARE
3 SHOWN IN THIS PLAN, ARE TO BE USED IN THE MANNER SHOWN IN THIS
4 PLAN AND NOT AS AN EXTENSION OF EXISTING USES.

5 (2) Upon the adoption of this Plan by the County
6 Council of Harford County, no street, square, park or other public
7 way, ground or open space, or public building or structure, or
8 public utility whether publicly or privately owned, shall be
9 constructed or authorized in the County until the location,
10 character and extent of such development shall have been submitted
11 to and approved by the County as consistent with this Plan.

12 (3) THE WORD "SHALL", WHEN DIRECTED TOWARD HARFORD
13 COUNTY, MARYLAND, IS TO BE INTERPRETED TO MEAN that the County is
14 to endeavor to proceed in a specific direction or act in a
15 particular way or proceed in a particular direction as appropriate;
16 but shall not be interpreted to mean that it is mandatory for the
17 County to act at a certain time or do a particular thing within
18 a given period of time.

19 Ann: Article 66B, Section 3.08; American Law of Zoning, Section
20 17.15; Nottingham Village, Inc. v. Baltimore County, 226 Md. 339,
354, 355 (1972).

21 Section 2. *And Be It Further Enacted*, that a copy of the Master
22 Plan is attached hereto and made a part hereof as though it were
23 more fully stated herein.

24 Section 3. *And Be It Further Enacted*, that this Act is hereby
25 declared to be an Emergency Act, necessary to provide for orderly
26 growth and development in Harford County and shall take effect on
27 the date it becomes law.

28 EFFECTIVE: May 18, 1977
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30
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LIBER 3 PAGE 556

BY THE COUNCIL

Read the third time.

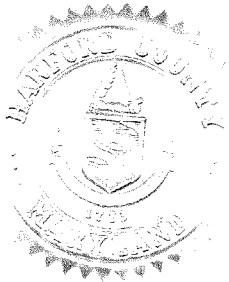
Passed 77-13 May 3, 1977 (with amendments)

~~Failed on Passage~~

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 4th day of May, 19 77
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive

Date 5-18-77

BY THE COUNCIL

This Bill, having been approved by the Executive and
returned to the Council, becomes law on May 18, 1977.

Angela Markowski
Angela Markowski, Council Secretary

EFFECTIVE: May 18, 1977

Rec'd for record 7/29 1977 at 9:10 P.M.
Same day recorded & examined, per
H. Douglas Chittenden, Clerk